

IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
PETITION FOR VARIANCE - N/S of *
Liberty Road, E of Rolling Road * DEPUTY ZONING COMMISSIONER
(8032 - 8036 Liberty Road) *
2nd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District *
Case Nos. II-529 & 95-135-A
Paul C. Beaty, et ux - Owners, and *
Revco Drug Stores - Developer *

* * * * *

ORDER ON MOTION FOR RECONSIDERATION AND MODIFICATION

This matter comes before me on a Motion for Reconsideration and Modification of a previously approved development plan and Petition for Variance for the proposed development of the subject property by Revco Drug Stores. The Owners/Developer now come before me seeking a variance from Section 232.2.B of the B.C.Z.R. to permit a building interior side yard setback of 9 feet, more or less, in lieu of the required 25 feet, at a single point on a side property line adjacent to a D.R. 16 zone for a length of approximately 95 feet along the rear most portion of the site. The subject property and relief sought are more particularly described on the Amended Development Plan and Plat to Accompany the Petition for Variance identified herein as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Dick Smith, Project Engineer, and Geraldine Valentino, Esquire, attorney for the Petitioners (Owners/Developer). There were no Protestants present.

This matter originally came before the Deputy Zoning Commissioner/Hearing Officer for consideration of a development plan and Petition for Variance for the proposed development of the subject property by Revco Drug Stores. In the variance case, the Owners/Developer sought relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.6(A)(2) to permit 44 parking spaces in lieu of the minimum required

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

50; from Section 22-105(B)(5) to permit a variance to the landscape standards required by the Baltimore County Landscaping Manual, Page 44, Paragraph 2(b)(3) to lessen the rear landscape buffer required to 8.16 feet at a single point in lieu of the required 10 feet, beyond which the landscaping buffer increases incrementally, in a northerly direction, to reach 10.84 feet; and from Section 409.4 to permit parking spaces to have direct access to a driveway in lieu of the required parking aisles, all as more particularly described on the site plan submitted and marked into evidence as Developer's Exhibit 1 and Petitioner's Exhibit 1, respectively.

The development plan was approved and the Petition for Variance granted by Order issued November 23, 1994. However, upon application for their building permits, the Owners/Developer were advised that an additional variance was needed and thus, the instant Motion for Reconsideration and Modification was filed to amend the original request.

Testimony and evidence offered revealed that the property adjoining the subject site is split zoned R.O. and D.R. 16. The front 170 feet of the subject property lies adjacent to the R.O. zoned portion of that site, while the remaining approximately 95 feet of the subject site lies adjacent to the D.R. 16 zoned portion of that property. Pursuant to the previous variance relief granted, the Developer proposes to provide an 8.16 foot landscape buffer along this side property line. In order to accommodate the 25-foot side yard setback required, the Developer would be forced to move the proposed building 16 feet which would result in the loss of a number of parking spaces and the need to reduce the size of the building. For these reasons and the fact that there were no adverse comments submitted by any Baltimore County reviewing agency, nor the appear-

ance of any opposition at either public hearing on this matter, it appears that the relief requested should be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Developer seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief granted will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

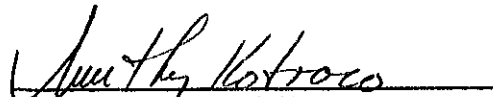
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 1st day of February, 1995 that

the Motion for Reconsideration in the above-captioned matter, be and the same is hereby GRANTED; and,

IT IS FURTHER ORDERED the Petition for Variance be AMENDED to include relief from Section 232.2.B of the B.C.Z.R. to permit a building interior side yard setback of 9 feet, more or less, in lieu of the required 25 feet, at a single point on a side property line adjacent to a D.R. 16 zone for a length of approximately 95 feet along the rear most portion of the site, in accordance with the Amended Development Plan and Plat to Accompany the Petition for Variance filed in the instant case and identified herein as Petitioner's Exhibit 1.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

TMK:bjs


TIMOTHY M. KOTROCO
Hearing Officer
for Baltimore County

ORDER RECEIVED FOR FILING
Date 8/1/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 1, 1995

Geraldine Valentino, Esquire
10 W. Madison Street
Baltimore, Md. 21201


RE: MOTION ON RECONSIDERATION AND MODIFICATION
DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE
N/S of Liberty Road, E of Rolling Road
(8302 - 8306 Liberty Road)
2nd Election District - 2nd Councilmanic District
Paul C. Beaty, et ux - Owners, and Revco Drug Stores - Developer
Case Nos. II-529 & 95-135-A

Dear Ms. Valentino:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Motion for Reconsideration has been granted and the Development Plan and Petition for Variance have been modified in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Michael L. Snyder, Esquire
Coady and Farley, 400 Allegheny Avenue, Towson, Md. 21204

Dave Flowers - Project Manager - ZADM

People's Counsel; DEPRM; DPW; Case File



IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
 PETITION FOR VARIANCE - N/S of *
 Liberty Road, E of Rolling Road * DEPUTY ZONING COMMISSIONER
 (8032 - 8036 Liberty Road) *
 2nd Election District * OF BALTIMORE COUNTY
 2nd Councilmanic District *
 * Case Nos. II-529 & 95-135-A
 Paul C. Beaty, et ux - Owners, and *
 Revco Drug Stores - Developer *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner/Hearing Officer for consideration of a development plan prepared by KCI Technologies, and a Petition for Variance for the proposed development of the subject property with a one-story Revco Drug Store consisting of 9960 sq.ft. The request for development plan approval and the Petition were filed by the owners of the property, Paul C. Beaty and his wife, Anna B. Beaty, and the Contract Purchasers, Revco Drug Stores. In addition to development plan approval, the Owners/Developer seek variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.6(A)(2) to permit 44 parking spaces in lieu of the minimum required 50; from Section 22-105(B)(5) to permit a variance to the landscape standards required by the Baltimore County Landscaping Manual, Page 44, Paragraph 2(b)(3) to lessen the rear landscape buffer required to 8.16 feet at a single point in lieu of the required 10 feet, beyond which the landscaping buffer increases incrementally, in a northerly direction, to reach 10.84 feet; and from Section 409.4 to permit parking spaces to have direct access to a driveway in lieu of the required parking aisles. The subject property and relief sought are more particularly described on the site plan submitted into evidence as Developer's Exhibit 1 and Petitioner's Exhibit 1, in the respective cases.

OFFICE RECEIVED FOR FILING
 Date 11/23/94
 By [Signature]

11/23/94

As to the history of this project, the concept plan conference for this development was conducted on July 5, 1994. As required, a community input meeting was held thereafter at Winand Elementary School on August 2, 1994. Subsequently, a development plan was submitted and a conference thereon was conducted on November 2, 1994. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County and a revised development plan incorporating these comments and bearing a revision date of November 4, 1994 was submitted at the hearing held before me on November 22, 1994.

Appearing at the public hearing required for this project were Dick Smith, Project Engineer and John Erdman, Traffic Engineer with KCI Technologies, Alan Fodor, Architect, John Bitterbaugh, District Manager with Revco Drug Stores, Geraldine Valentino, Esquire, attorney for Revco, and Michael L. Snyder, Esquire, attorney for the property owners. As is customary, numerous representatives of the various Baltimore County reviewing agencies and State Highway Administration attended the hearing. A few citizens from the surrounding community appeared to offer their support, including Ms. Paula Saltzman, who appeared on behalf of the Liberty Communities Development Council. No one appeared in opposition to the requests.

Testimony and evidence offered revealed that the subject property is located at the northeast corner of Liberty Road and Rolling Road and consists of a gross area of 1.062 acres, more or less, mainly zoned B.L., with a small sliver of D.R. 16 on the northernmost corner of the site. The property is presently improved with several small stores and apartments which will be removed during the course of redevelopment of this site for the proposed Revco Drug Store.

Given

IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
PETITION FOR VARIANCE - N/S of *
Liberty Road, E of Rolling Road * DEPUTY ZONING COMMISSIONER
(8032 - 8036 Liberty Road) *
2nd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District *
* Case Nos. II-529 & 95-135-A
Paul C. Beaty, et ux - Owners, and *
Revco Drug Stores - Developer *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner/Hearing Officer for consideration of a development plan prepared by KCI Technologies, and a Petition for Variance for the proposed development of the subject property with a one-story Revco Drug Store consisting of 9960 sq.ft. The request for development plan approval and the Petition were filed by the owners of the property, Paul C. Beaty and his wife, Anna B. Beaty, and the Contract Purchasers, Revco Drug Stores. In addition to development plan approval, the Owners/Developer seek variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.6(A)(2) to permit 44 parking spaces in lieu of the minimum required 50; from Section 22-105(B)(5) to permit a variance to the landscape standards required by the Baltimore County Landscaping Manual, Page 44, Paragraph 2(b)(3) to lessen the rear landscape buffer required to 8.16 feet at a single point in lieu of the required 10 feet, beyond which the landscaping buffer increases incrementally, in a northerly direction, to reach 10.84 feet; and from Section 409.4 to permit parking spaces to have direct access to a driveway in lieu of the required parking aisles. The subject property and relief sought are more particularly described on the site plan submitted into evidence as Developer's Exhibit 1 and Petitioner's Exhibit 1, in the respective cases.

At the public hearing before me, I am required to determine what, if any, agency comments remain unresolved. Testimony and evidence offered by both the Developer and the representatives of the Baltimore County reviewing agencies was that all issues raised within the development plan comments had been resolved and incorporated within the revised development plan. Furthermore, the citizens who were in attendance also indicated that they had no objections to the plan. Based upon the uncontradicted testimony that there remained no outstanding issues which needed to be resolved, it appears that the development plan should be approved.

As to the variance relief sought, Ms. Valentino on behalf of the Developer called Mr. Dick Smith, Project Engineer with KCI Technologies to offer testimony and evidence to support their request. Mr. Smith testified as to the overall development of this site and the necessity for the variance relief sought. The testimony and evidence offered indicated that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding locale and should therefore be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief granted will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.


Therefore, pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the Petition for Variance granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 23rd day of November, 1994 that the development plan for Revco Drug Stores, identified herein as Developer's Exhibit 1, be and is hereby APPROVED, and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.6(A)(2) to permit 44 parking spaces in lieu of the minimum required 50; from Section 22-105(B)(5) to permit a variance to the

landscape standards required by the Baltimore County Landscaping Manual, Page 44, Paragraph 2(b)(3) to lessen the rear landscape buffer required to 8.16 feet at a single point in lieu of the required 10 feet, beyond which the landscaping buffer increases incrementally, in a northerly direction, to reach 10.84 feet; and from Section 409.4 to permit parking spaces to have a direct access to a driveway in lieu of parking aisles, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.


TIMOTHY M. KOTROCO
Hearing Officer
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 11/23/94
By [Signature]



Petition for Variance

75-135-A

to the Zoning Commissioner of Baltimore County

for the property located at 8302-8306 Liberty Road, Rockdale, MD

which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1.) 409.6(A)(2) BCZR - To allow 44 parking spaces in lieu of the minimum required 50 spaces. 2.) 22-105(B)(5) BCZR as established in the Baltimore County Landscaping Manual pg. 44 2b(3) to allow a variance in landscape standards to lessen the rear landscape buffer to 8.16 feet at a single point in lieu of the 10 foot requirement, beyond which the landscaping buffer increases incrementally moving north to reach 10.84 feet. 3.) SECTION 409.4 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) THE BCZR TO ALLOW PARKING SPACES TO HAVE DIRECT ACCESS TO A DRIVEWAY IN LIEU OF PARKING AISLES.
See attached sheet.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Revco

(Type or Print Name)

Revco Drug Store

Signature

1925 Enterprise Parkway

Address

Twinsburg, Ohio 44087

City

State

Zipcode

Attorney for Petitioner:

Geraldine Valentino

(Type or Print Name)

Joseph A. Schwartz, III, P.A.

Geraldine Valentino

Signature

10 West Madison St. 410-244-7000

Address

Phone No.

Baltimore, Maryland 21201

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Paul C. Beaty

(Type or Print Name)

Paul C. Beaty

Signature

Anna B. Beaty

(Type or Print Name)

Anna B. Beaty

Signature

8042 Liberty Road

Address

Phone No.

Baltimore, Maryland 21244

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Michael L. Snyder, Esquire

Coady & Farley

Name 400 Allegheny Avenue

Towson, MD 21204

(410) 337-0200

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

RIT

DATE

10-11-94

ITEM # 136

Printed with Soybean Ink
on Recycled Paper

ORDER RECEIVED FOR FILING

Date

11/23/94

Attachment to Petition for Variance
for Revco Drug Store at 8302-8306 Liberty Road
Rockdale, Maryland

95-135-A

The Petitioners request a variance for 44 parking spaces in lieu of the minimum required 50 spaces because strict compliance with required 50 spaces would result in unreasonable hardship and practical difficulties.

The Revco drug store designed for development on 8302-8306 Liberty Road complies with standard Revco construction design which is developed to ensure a functional drug store with sufficient shelving and storage space. The square footage of the drug store cannot be reduced to allow additional parking spaces or the site will not be considered viable for development of a drug store capable of a reasonable profit return. Further, Revco has performed market studies which confirm that the average customer is in the store for approximately ten to twelve minutes, thereby resulting in decreased car usage and overall need for parking spaces. The 44 spaces will provide more than adequate parking in compliance with the spirit of the ordinance and will not jeopardize public safety and welfare.

The boundaries of the property in conjunction with the shape and position of the proposed drug store allow for the required ten foot landscaping buffer around the majority of the building. A variance is requested for the back boundary line where the landscaping buffer is 8.16 feet at a single point and increases incrementally to the north to reach a landscaping buffer of 10.84 feet. The position of the building cannot reasonably be reconfigured to provide a complete ten foot buffer zone. The landscaping materials will conform with the requirements set forth in the Baltimore County Landscaping Manual.

THE VARIANCE REQUESTED TO ALLOW PARKING SPACES TO HAVE DIRECT ACCESS TO A DRIVEWAY IS REQUESTED BASED UPON HARSHIP AND PRACTICAL DIFFICULTY IN THAT: 1) THE EXISTING SITE CONFIGURATION DOES NOT ALLOW OFF-STREET PARKING TO CONFORM TO THE BCZR REGARDLESS OF HOW THE SITE IS DEVELOPED AND 2) THE PROPOSED DEVELOPMENT OF THE SITE MAXIMIZES THE PARKING REQUIREMENTS FOR OFF-STREET PARKING FOR A RETAIL USE. CREATING PARKING AISLES FOR PARKING SPACES WOULD REQUIRE A GREATER PARKING VARIANCE THEN REQUESTED ABOVE.

John C. [illegible]

ITEM #136

95-135-A

**ZONING DESCRIPTION
FOR VARIANCE AT
NORTHWEST CORNER OF LIBERTY ROAD AND ROLLING ROAD
2ND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at the intersection of the west right of way line of Rolling Road with the north right of way line of Liberty Road, thence binding on said right of way line

- 1) North 63 degrees 06 minutes 24 seconds West 147.72 feet, thence;
- 2) North 30 degrees 37 minutes 26 seconds East 264.91 feet, thence;
- 3) South 44 degrees 42 minutes 38 seconds East 153.20 feet, to intersect the west right of way line of Rolling Road, thence
- 4) Southerly by a curve to the right 59.78 feet, said curve having a radius of 656.49 feet and a chord of South 28 degrees 50 minutes 51 seconds West 59.76 feet, thence;
- 5) South 31 degrees 35 minutes 38 seconds West 156.80 feet, to the **POINT OF BEGINNING**.

Containing 0.8227 acres of land, more or less.

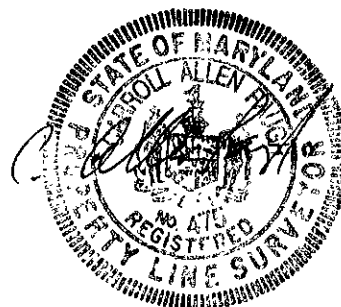
AP/rce

KCI Job No. 01-94050

September 26, 1994

File Name: A:REVCO.DES

MICROFILMED



ITEM #136



PETITION FOR RECONSIDERATION AND MODIFICATION
AND
Petition for Variance
to the Zoning Commissioner of Baltimore County

for the property located at 8302-8306 Liberty Road, Rockdale, MD
which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 232.2B to allow a building interior side yard of 9'± at a single point on a side property line instead of the required 25' for a length of 95' ± adjacent to a "DR 16" Zone. The building setback incrementally increases moving northward to 10.84'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Hardship and practical difficulty, see attached:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Revco

(Type or Print Name)

Revco Drug Store
Signature

1925 Enterprise Parkway

Address

Twinsburg, OH

44087

City

State

Zipcode

Attorney for Petitioner:

Geraldine Valentino

(Type or Print Name)

Joseph A. Schwartz, III, P.A.

Geraldine Valentino
Signature

10 West Madison St. (410)244-7000

Address

Phone No.

Baltimore, MD

21201

City

State

Zipcode

**DROP-OFF
NO REVIEW**

1-11-95

WCR



MICROFILMED

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Paul C. Beaty

(Type or Print Name)

Signature

Anna B. Beaty

(Type or Print Name)

Signature

8042 Liberty Road

Address

Phone No.

Baltimore, MD

21244

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Michael L. Snyder, Esquire

Coady and Farley

Name

400 Allegheny Ave. (410)337-0200

Address Towson, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



ATTACHMENT TO PETITION FOR VARIANCE
FOR A PROPOSED REVCO DRUG STORE AT 8302-8306
LIBERTY ROAD, ROCKDALE, MARYLAND

The petitioner is requesting a variance to section 232.2B of the BCZR to allow an interior side yard setback adjacent to a "DR-16" Zone of 9'± instead of the required 25'. This is a variance of 16'± along the rear most 95'± of the property adjacent to an existing "DR-16" Zone.

The front 170'± of the property lies adjacent to an "RO" Zone utilized as offices. There is no side yard setback requirement for a "BL" use against an "RO" Zone. However, to provide a landscaped area between the proposed "BL" use and the "RO" use an 8.16' setback has been established, (By petition 95-135 A, a 1.84' variance was granted to allow the above setback instead of a 10' plant area).

The "Hardship" and "Practical Difficulty" is that the proposed building cannot have a "jog" in it of 16' to accommodate the setback requirement of 25'. This would require the petitioner to reduce his building square footage by 1,104 square feet and would make the site unfeasible to build upon.

Furthermore, to move the building entirely to honor the 25' setback would reduce the number of parking spaces, would hinder vehicle circulation and again would make the site untenable for the use proposed for it.

The proposed position of the building maximizes the property to its best use and provides for ample parking for the use intended. (A parking variance of 6 spaces was granted by petition 95-135A). For these reasons and those that may be set forth at the time of the hearing this request is made to allow a side yard setback of 9' ± for the northernmost 95'± of the property that lies adjacent to a "DR-16" Zone.

241

In the matter of Zoning *

Commissioner's Order *

Case No. 95-135A/ZADM No. 11-529 *

* * * * *

**PETITION FOR RECONSIDERATION AND MODIFICATION
OF DEVELOPMENT PLAN AND REQUEST FOR VARIANCE**

The Petitioner, Revco Drug Store, by and through its attorneys Joseph A. Schwartz, III, Geraldine Valentino and Joseph A. Schwartz, III, P.A., hereby respectfully request reconsideration and modification of Zoning Commissioner's Order No. 95-135A, ZADM No. 11-529 and in support states the following:

1. On April 5, 1994 Revco attended a Pre-concept Plan hearing for the development of a drug store at 8302-8306 Liberty Road, Rockdale, Maryland. Following the meeting, the Petitioner proceeded through the Baltimore County Development Process in compliance with the relevant regulations, with a Concept Plan Conference on July 5, 1994, a Community Input Meeting on August 2, 1994, and a Development Plan Conference on November 2, 1994.

2. The Petitioner filed a Petition for Variance requesting: (1) 409.6(A)(2) BCZR to allow 44 parking spaces in lieu of the minimum required 50 spaces, (2) 22-105(b)(5) BCZR as established in the Baltimore County Landscaping Manual pg. 44 2b(3) to allow a variance in landscape standards to lessen the rear landscape buffer to 8.16 feet at a single point in lieu of the 10 foot requirement, beyond which the landscaping buffer increases incrementally moving north to reach 10.84 feet, and (3) Section 409.4 of the BCZR to allow parking spaces to have direct access to a driveway in lieu of parking aisles. The proper posting and notice

requirements were fulfilled.

3. On November 22, 1994 the Development Plan and Petition for Variance were jointly heard before the Honorable Timothy M. Kotroco. At the time of the hearing, there were no unresolved issues and there were no protestants.

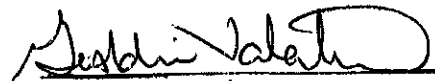
4. On November 23, 1994 the Development Plan and Request for Variance were granted.

5. On January 10, 1995, Dave Flowers, the Project Manager for Baltimore County, for the first time, notified the Petitioner of the need for an additional side yard variance pursuant to notification from the Office of Zoning Administration and Development. The need for this side yard variance was not discovered by the County or the Project Engineers prior to the completion of the development process.

6. The appeal time frame has been exhausted and the building permits are essentially ready to be issued. The Petitioner has contracted to begin work on the first day the permits are issued.

7. The Petitioner requests that the Development Plan be modified to reflect the appropriate side yard variance as described in the attached Petition for Reconsideration and Modification.

For the reasons stated herein the Petitioner respectfully requests that this Motion be granted.


Geraldine Valentino
Joseph A. Schwartz, III, P.A.
10 West Madison Street
Baltimore, Maryland 21201
(410) 244-7000

MICROFILMED

Attorneys for Revco Drug Stores

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11 day of Jan, 1995, a copy of the foregoing was hand-delivered to the Baltimore County Zoning Administration, Suite 112, Courthouse, 400 Washington Avenue, Towson, Maryland 21204 and mailed first-class to Peter Max Zimmerman, People's Counsel for Baltimore County, Room 47, Courthouse, 400 Washington Avenue, Towson, Maryland 21204.


Geraldine Valentino

RECEIVED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number

10-135-A (Item 138)
8300 6600 Liberty Road
NWC Liberty Road and
Rolling Road
2nd Election District
2nd Councilmanic District
Legal Owner(s):

Paul C. Beatty and
Anna B. Beatty

Contract Purchaser(s):
Revco

HEARING: TUESDAY,
NOVEMBER 22, 1994 at
9:00 a.m. in Rm. 118, Old
Courthouse.

Variance: to allow 44 parking spaces in lieu of the minimum required 50 spaces; to lessen the rear landscape buffer to 8.16 feet at a single point in lieu of the 10 foot requirement; beyond which the landscaping buffer increases incrementally moving north to reach 10.84 feet; and to allow parking spaces to have direct access to a driveway in lieu of parking aisles.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped accessible; for special accommodations Please Call 887-3363.

(2) For information concerning the File and/or Hearing, Please Call 887-3361.

10/233 October 20.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Oct 20, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct. 20, 1994.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-135-A

Account: R-001-6150

Number 136

R.T.

Date

10/11/94

8302-8306 Liberty Rd.

~~800~~
020 — VARIANCE — \$ 250⁰⁰

080 — SIGN — \$ 35⁰⁰

TOTAL - \$ 285⁰⁰

MICROFILM

01A01#0276MICHRC

\$285.00

BA 0011:12AM10-11-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-135-A

District: _____

Date of Posting: 1/13/95

Posted for: _____

Development Plan & Variance

Petitioner: _____

Paul & Anna Kuty - Revco

Location of property: _____

8302-8306 Liberty Rd

Location of Signs: _____

Facing road, on property being zoned

Remarks: _____

(No P.O. used)

Posted by _____

[Signature]

Signature

Date of return: _____

1/20/95

Number of Signs: _____

1

RECEIVED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

MOTION FOR RE-CONSIDERATION AND MODIFICATION OF DEVELOPMENT PLAN AND REQUEST FOR VARIANCE

Case: #95-135-A
DEVELOPMENT PLAN:

(I-529)
8302-8308 Liberty Road
NWC Liberty Road and
Rolling Road

2nd Election District

2nd Councilmanic

Legal Owner(s):

Paul C. Bealy and Anna

B. Bealy

Developer/Contract

Purchaser

Revco

Hearing: Wednesday,

February 1, 1995 at 2:00

p.m. in Rm. 118, Old

Courthouse.

Newly requested variance to allow a building interior side yard of 9 feet +/- at a single point on a side property line instead of the required 25 feet for a length of 95 feet +/- adjacent to a DR-16 zone. The building setback incrementally increases moving northward to 10.84 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

1/175 January 19.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Jan. 20, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on *Jan. 19, 1995*.

THE JEFFERSONIAN,

A. H. Henrichson

LEGAL AD. - TOWSON

MICROFILMED



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date 1/11/95

Account: R 001-6150

Number 241 (WCR)

DROP-OFF --- NO REVIEW

#020 - VARIANCE ----- \$250.00

#080 - SIGN POSTING ----- 35.00

TOTAL ----- \$285.00

Legal Owner: Paul C. Beaty & Anna B. Beaty

Contract Purchaser: Revco

8302-8306 Liberty Road

Zoning: B.L. & D.R.-16

Acreage: .8227 +/- acres

District: 2c2

ZADM #11-529

Case #95-135-A

Attorney: Geraldine Valentino

Check from: KCI Technologies, Inc.

MICROFILMED

01AD1W0253MICRCL

\$285.00

BA 0002-22PM01-11-95

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number 241 (WCR)

DROP-OFF — NO REVIEW

Date 1/11/95

#020 - VARIANCE _____ \$250.00
#080 - SIGN POSTING _____ 35.00

TOTAL _____ \$285.00

Legal Owner: Paul C. Beaty & Anna B. Beaty
Contract Purchaser: Revco
8302-8306 Liberty Road
Zoning: B.L. & D.R.-16
Acreage: .8227 +/- acres
District: 2c2
ZADM #11-529
Case #95-135-A
Attorney: Geraldine Valentino

Check from: KCI Technologies, Inc.

Please Make Checks Payable To: Baltimore County

Cashier Validation

MICROFILM

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 136

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Revco Drug Store c/o Geraldine Valentino / Joseph A. Schwartz III PA.

ADDRESS: 10 West Madison Street

Baltimore Maryland 21201

PHONE NUMBER: 410-244-7000

AJ:ggs

MICROFILMED

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCTOBER 14, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING

PROJECT NAME: REVCO

PROJECT NUMBER: II-529

Location: NWC Liberty Road and Rolling Road

Acres: 0.83

Proposal: Commerical Retail

AND

CASE NUMBER: 95-135-A (Item 136)

8302-8306 Liberty Road

NWC Liberty Road and Rolling Road

2nd Election District - 2nd Councilmanic

Legal Owner(s): Paul C. Beaty and Anna B. Beaty

Contract Purchaser(s): Revco

Variance to allow 44 parking spaces in lieu of the minimum required 50 spaces; to lessen the rear landscape buffer to 8.16 feet at a single point in lieu of the 10 foot requirement, beyond which the landscaping buffer increases incrementally moving north to reach 10.84 feet; and to allow parking spaces to have direct access to a driveway in lieu of parking aisles.

HEARING: TUESDAY, NOVEMBER 22, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Paul and Anna Beaty
Revco
Michael L. Snyder, Esq.
Geraldine Valentino, Esq.

MICROFILMED

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



32-M/1

MOTION FOR RECONSIDERATION AND MODIFICATION OF DEVELOPMENT PLAN AND
REQUEST FOR VARIANCE

CASE NUMBER: 95-135-A

DEVELOPMENT PLAN: II-529

8302-8306 Liberty Road

NWC Liberty Road and Rolling Road

Legal Owner(s): Paul C. Beaty and Anna B. Beaty

Developer/Contract Purchaser: Revco

Newly requested variance to allow a building interior side yard of 9 feet +/- at a single point on a side property line instead of the required 25 feet for a length of 95 feet +/- adjacent to a DR-16 zone. The building setback incrementally increases moving northward to 10.84 feet.

HEARING: WEDNESDAY, FEBRUARY 1, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Post by: 1/17/95

102001
103
103
103
103

102001

Rosenfield
~~Rosenfeld~~
Doc what should I eat?

High HDL - good!

TO: PUTUXENT PUBLISHING COMPANY
January 19, 1995 Issue - Jeffersonian

Please forward billing to:

Geraldine Valentino
10 West Madison Street
Baltimore, Maryland 21201
244-7000

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

MOTION FOR RECONSIDERATION AND MODIFICATION OF DEVELOPMENT PLAN AND REQUEST FOR VARIANCE

CASE NUMBER: 95-135-A

DEVELOPMENT PLAN: II-529

8302-8306 Liberty Road

NWC Liberty Road and Rolling Road

Legal Owner(s): Paul C. Beaty and Anna B. Beaty

Developer/Contract Purchaser: Revco

HEARING: WEDNESDAY, FEBRUARY 1, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Newly requested variance to allow a building interior side yard of 9 feet +/- at a single point on a side property line instead of the required 25 feet for a length of 95 feet +/- adjacent to a DR-16 zone. The building setback incrementally increases moving northward to 10.84 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

JANUARY 12, 1995

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

MOTION FOR RECONSIDERATION AND MODIFICATION OF DEVELOPMENT PLAN AND REQUEST FOR VARIANCE

CASE NUMBER: 95-135-A

DEVELOPMENT PLAN: II-529

8302-8306 Liberty Road

NWC Liberty Road and Rolling Road

Legal Owner(s): Paul C. Beaty and Anna B. Beaty

Developer/Contract Purchaser: Revco

HEARING: WEDNESDAY, FEBRUARY 1, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Newly requested variance to allow a building interior side yard of 9 feet +/- at a single point on a side property line instead of the required 25 feet for a length of 95 feet +/- adjacent to a DR-16 zone. The building setback incrementally increases moving northward to 10.84 feet.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Paul and Anna Beaty
Revco
Michael L. Snyder, Esq.
Geraldine Valentino

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Geraldine Valentino
10 West Madison Street
Baltimore, Maryland 21201

NOV. 17 1994

RE: Case No. 95-135-A, Item No. 136
Petitioner: Paul and Anna Beaty

Dear Ms. Valentino:

The Zoning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on October 11, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following is related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office:

1. The director of the Office of Zoning Administration and Development Management has instituted a system whereby zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions' filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.
2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Those individuals who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e., 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Joyce Watson in the zoning office at 887-3391 or the commenting agency.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)





**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

November 10, 1994

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
MD 26
Revco
Variance Request
Item #136 (RT)
Mile Post 7.08

Dear Ms. Winiarski:

This office has reviewed the plan for the referenced item and offer the following:

In our recent review of the development plan for the proposed development, and in a letter to Mr. Donald Rascoe, Development Manager for Baltimore County, dated October 24th, we indicated the proposed entrance improvements indicated on the plan are generally acceptable to the State Highway Administration (SHA) subject to the paving section within the proposed entrance onto MD 26 be revised to include 9" of bituminous paving, 6" base and 3" surface. The proposed concrete apron within the entrance is not acceptable to the SHA. With this revision, this office has no objection to approval of the variance request as submitted.

Upon this development gaining final approval through Baltimore County's Development Review process, entrance construction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- a. Eight (8) copies of the site plan showing the SHA requirements.
- b. Completed application.
- c. Performance bond, letter of credit, or certified check (include Federal ID number or social security number on certified checks only) in the amount of 150% of the actual entrance construction cost (to include the cost of relocating any affected utilities) and in an even thousand dollar increment. These must be made payable to the State of Maryland. (Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection).

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Ms. Julie Winiarski
Page Two
November 10, 1994


- d. An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.
- e. A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction; or, a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the surety submitted for the permit.

The surety for entrance construction must be received by this office prior to our approving any building permits for this development.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this plan.

Very truly yours,



Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Oct. 31, 1994
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for October 31, 1994
Item No. 136

The Developers Engineering Section has reviewed the subject zoning item. We support the variance to a 10-foot requirement. Also, this site is subject to the submitted landscape plan.

RWB:sw

10/31/94

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/26/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: PAUL C. BEATY & ANNA B. BEATY

LOCATION: NWC LIBERTY RD. AND ROLLING RD. (8302-8306 LIBERTY RD.)

Item No.: 136

Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

RECEIVED
OCT 28 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



RE: PETITION FOR VARIANCE * BEFORE THE
8302-8306 Liberty Road, NWC Liberty *
Road and Rolling Road, 2nd Election * ZONING COMMISSIONER
District - 2nd Councilmanic *
Paul and Anna Beaty / Revco * OF BALTIMORE COUNTY
Petitioners * CASE NO. 95-135-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of November, 1994, a copy of the foregoing Entry of Appearance was mailed to Geraldine Valentino, Esquire and Joseph A. Schwartz, III, Esquire, 10 W. Madison Street, Baltimore, MD 21201, and to Michael L. Snyder, Esquire, Coady & Farley, 400 Allegheny Avenue, Towson, MD 21204, attorneys for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



RECEIVED
SEP 28

JOSEPH A. SCHWARTZ, III, P.A.

95-135-A

**VIA FAX AND
OVERNIGHT DELIVERY**

September 22, 1994

Geraldine Valentino, Esq.
Joseph A. Schwartz, III, P.A.
10 West Madison Street
Baltimore, Maryland 21201

RE: Revco Store #1302
Liberty and Rolling Rock Roads
Baltimore, Maryland

Dear Geraldine:

You are hereby authorized to represent Revco in applying for and securing the necessary permits and variances required for the construction of our proposed store referenced above.

Very truly yours,

A handwritten signature in cursive script that reads 'Timothy E. Kramer'.

Timothy E. Kramer
Senior Corporate Counsel

TEK:so

MICROFILMED

ITEM # 136

RE: 95-135-A AND II-529

REVCO/8302-8306 LIBERTY ROAD

MOTION FOR RECONSIDERATION OF DEVELOPMENT PLAN AND ORIGINAL VARIANCE REQUEST AND THE NEW PETITION FOR VARIANCE WERE DROP-FILED ON JANUARY 11, 1995. A QUICK LOOK AT THE PETITION FOUND THAT IT HAD NOT BEEN SIGNED BY THE LEGAL OWNERS, CONTRACT PURCHASER OR THE ATTORNEY FOR THE OWNERS. HOWEVER, NO REVIEW WAS GIVEN AT THE TIME.

PER ARNOLD JABLON (THROUGH LAVETTE BANNERMAN, CARL RICHARDS AND DAVE FLOWERS) THIS MATTER WAS TO BE SET IN 21 DAYS, OR FEBRUARY 1, 1995, AFTER THE DROP-OFF DATE. ALTHOUGH EACH WAS TOLD THAT ADVERTISING REQUIREMENTS COULD NOT BE MET. I WAS INFORMED THAT THE DATE STOOD, NO MATTER WHAT.

THE PROPERTY SHOULD BE POSTED ON OR ABOUT 1/17/95 TO MEET POSTING REQUIREMENTS FOR THE NEW VARIANCE PART OF THE REQUEST.

WICKREME



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 20, 1995

Geraldine Valentino, Esquire
Joseph A. Schwartz, III, Esquire
10 West Madison Street
Baltimore, MD 21201

95-135

RE: Preliminary Petition Review (Item #241)
Legal Owner: Anna B. & Paul C. Beaty
Contract Purchaser: Revco
8302-8306 Liberty Road
2nd Election District

To Whom It May Concern:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The petition forms need an original signature for both legal owners. A telephone number for the legal owners is also required. A signature is required for the contract purchaser. Along with the signature, we need the typed or hand-written name and title of the person signing for Revco, along with the proper authorization to sign in their behalf.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "John J. Sullivan, Jr.", written in dark ink.

John J. Sullivan, Jr.
Planner II

JJS:scj

cc: Zoning Commissioner



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 15, 1995

Geraldine Valentino, Esquire
10 West Madison Street
Baltimore, Maryland 21201

RE: Case No.: 95-135-A
Petitioner: Paul C. Beaty

Dear Ms Valentino:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 11, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

35607-1000-1000



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Jan. 30, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 30, 1995
Item No. 241

The Developers Engineering Section has reviewed the subject zoning item. Opaque fencing may be required adjacent to the residential uses, in addition to the required plantings.

RWB:sw

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 27, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 240, (241), 244, 248, 249, and 251

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Dary Kears

PK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 1/25/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 1/23/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

238
239
240
241 ✓

LS:sp

LETTY2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/24/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

DISTRIBUTION MEETING OF JAN., 23, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Fursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 238, 239, 240, 241, 242
AND 243.

RECEIVED

JAN 25 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

noted

:



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

January 20, 1995

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
MD 26
Revco
Variance request
Item # +241 (WCR)
Mile Post 7.08

Dear Ms. Watson:

This letter is in response to your request for our review of the referenced item.

In our previous review of both the concept and development plans for the development, we indicated that certain entrance improvements that are indicated on the current plan, would be required as a condition of plan approval

Therefore, since we are currently waiting to receive the required surety for the access permit necessary to construct the proposed entrance improvements, we have no objection to approval of the referenced variance request as submitted.

Please contact Bob Small at 410-333-1350 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

h Ronald Burns, Chief
Engineering Access Permits
Division

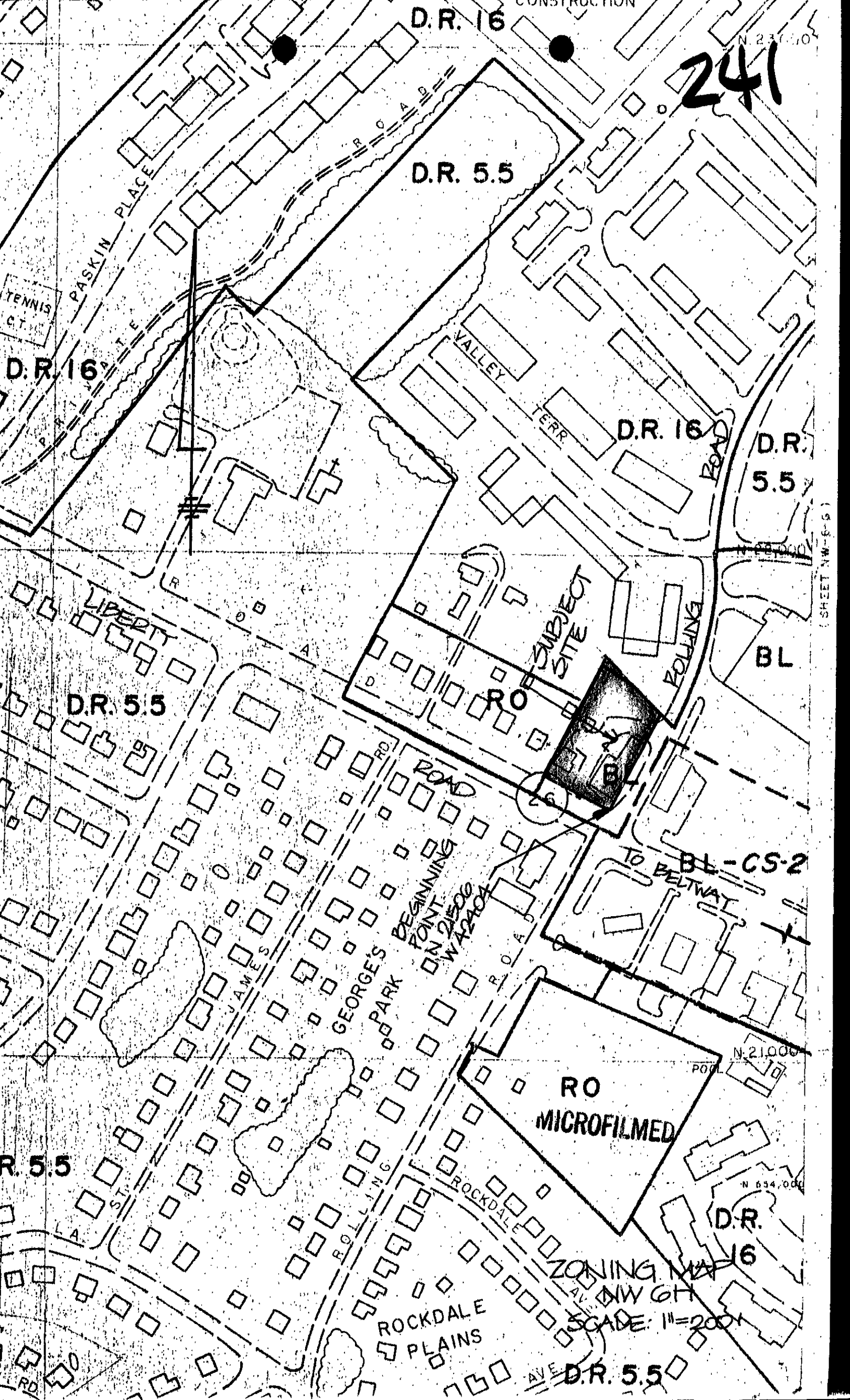
BS/es

MICROFILMED

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



241

D.R. 16

D.R. 5.5

D.R. 16

D.R. 5.5

D.R. 16

D.R. 5.5

RO

RO
MICROFILMED

D.R. 16

ZONING MAP
SCALE: 1"=200'

ROCKDALE
PLAINS

D.R. 5.5

(S-S-W-12345)
SHEET NW-8-5



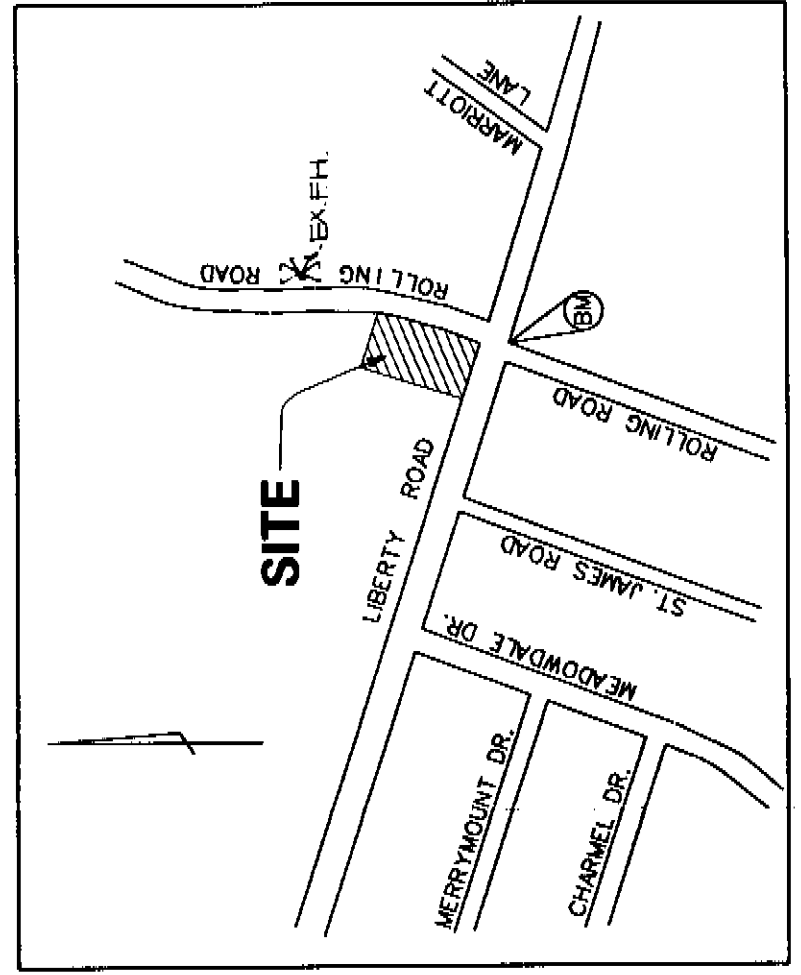
H.G.F. IN C.
1004 WEST 11TH STREET
CLEVELAND, OHIO 44115
216.696.3460

ENGINEERS AND PLANNERS
10 NORTH PARK DRIVE
HUNT VALLEY, MD 20884
(410) 316-7800



DATE:	KCI 01-30-2010
ISSUED:	
NO.	
DATE	
PURPOSE	

Revco
95-135-A



LOCATION MAP
SCALE: 1" = 500'

BENCHMARK: HUB X-3131 ELEV. 517.429
CORNER MARK: IN THE CORNER OF
ROLLING ROAD & LIBERTY ROAD
OF LIBERTY & ROLLING ROADS.

GENERAL NOTES

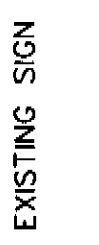
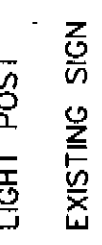
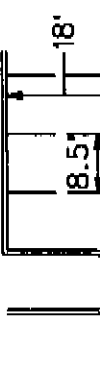
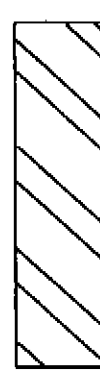
1. AREA OF PROPERTY - 0.0027 ACRES - 11,313.13 S.F. - 1/2
2. GROSS SITE AREA - 1,022 ACRES - 142,266 S.F. - 1/2
3. EXISTING ZONING OF PROPERTY - "BL" (35,857 S.F. - 1/2) & "DR16" (480 S.F. - 1/2)
4. EXISTING USE STORES AND APARTMENTS (EX BUILDINGS ON SITE TO BE REMOVED)
5. PROPOSED USE RETAIL DRUG STORE
6. FLOOR AREA RATIO - 1.58 SQ. FT. (45,786 S.F. - 1/2)
7. PROPOSED - 9,860 SQ. FT. - 0.22 (9,960 - 45,786)
8. OFF-STREET PARKING:
 - A. PROPOSED FLOOR AREA - 9,860 SQ. FT. REQUIRING 49.8 SPACES
 - B. 50 SPACES (57,000 SQ. FT.)
 - C. 50 SPACES (57,000 SQ. FT.)
 - D. 50 SPACES (57,000 SQ. FT.)
 - E. 50 SPACES (57,000 SQ. FT.)
 - F. 50 SPACES (57,000 SQ. FT.)
 - G. 50 SPACES (57,000 SQ. FT.)
 - H. 50 SPACES (57,000 SQ. FT.)
 - I. 50 SPACES (57,000 SQ. FT.)
 - J. 50 SPACES (57,000 SQ. FT.)
 - K. 50 SPACES (57,000 SQ. FT.)
 - L. 50 SPACES (57,000 SQ. FT.)
 - M. 50 SPACES (57,000 SQ. FT.)
 - N. 50 SPACES (57,000 SQ. FT.)
 - O. 50 SPACES (57,000 SQ. FT.)
 - P. 50 SPACES (57,000 SQ. FT.)
 - Q. 50 SPACES (57,000 SQ. FT.)
 - R. 50 SPACES (57,000 SQ. FT.)
 - S. 50 SPACES (57,000 SQ. FT.)
 - T. 50 SPACES (57,000 SQ. FT.)
 - U. 50 SPACES (57,000 SQ. FT.)
 - V. 50 SPACES (57,000 SQ. FT.)
 - W. 50 SPACES (57,000 SQ. FT.)
 - X. 50 SPACES (57,000 SQ. FT.)
 - Y. 50 SPACES (57,000 SQ. FT.)
 - Z. 50 SPACES (57,000 SQ. FT.)
9. TRASH COLLECTION WILL BE PROVIDED BY A PRIVATE TRASH COLLECTION COMPANY.
10. CONSTRUCTION OF CONCRETE CURBS, WALKS, ENTRANCES AND PAVING WILL BE IN ACCORDANCE WITH THE CITY OF BALTIMORE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND DETAILS.
11. THE SITE HAS BEEN GRANTED A WATER OF STORM WATER MANAGEMENT QUANTITY AND QUALITY REQUIREMENTS BY BALTIMORE COUNTY ON JUNE 10, 1994.
12. THIS SITE IS EXEMPT FROM THE BALTIMORE COUNTY REFORESTATION REQUIREMENTS. (DISTURBANCE IS LESS THAN 40,000 SQ. FT.)
13. SEE SCHEMATIC LANDSCAPE PLAN FOR LANDSCAPE DETAILS.
14. ALL EXISTING BUILDINGS ON SITE TO BE RAZED.
15. AVERAGE DAILY TRIPS - 689 (WEEKDAYS) / 724 (SATURDAYS)
16. SITE IS LOCATED IN THE SCOTTS LEVEL DRAINAGE AREA.
17. THERE ARE NO DESIGNATED AREAS OF CRITICAL CONCERN.
18. BASED ON A REVIEW OF A RECENT U.S.E.P.A. COMPREHENSIVE ENVIRONMENTAL RESPONSE. COMPENSATION & LIABILITY INFORMATION IS NOT BEING PROVIDED FOR THIS SITE.
19. BEEN IDENTIFIED AS A HAZARDOUS OR POTENTIAL HAZARDOUS WASTE SITE.
20. DIRECTIONAL SIGNAGE WILL BE A 12" LIGHTED SIGN (3 S.F.), DOUBLE FACED POLE MOUNTED WITH TOP OF SIGN 3.5' ABOVE FIN. GRADE.

VARIANCES REQUESTED

1. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.4 OF THE CODE TO ALLOW FOR THE CONSTRUCTION OF A 12" WATER MAIN IN THE CURB ELEVATION.
2. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.6 OF THE CODE TO ALLOW A TOTAL OF 44 PARKING SPACES INSTEAD OF THE REQUIRED 50 PARKING SPACES. A VARIANCE OF 6 SPACES.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED BOTTOM OF CURB ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY PAVING



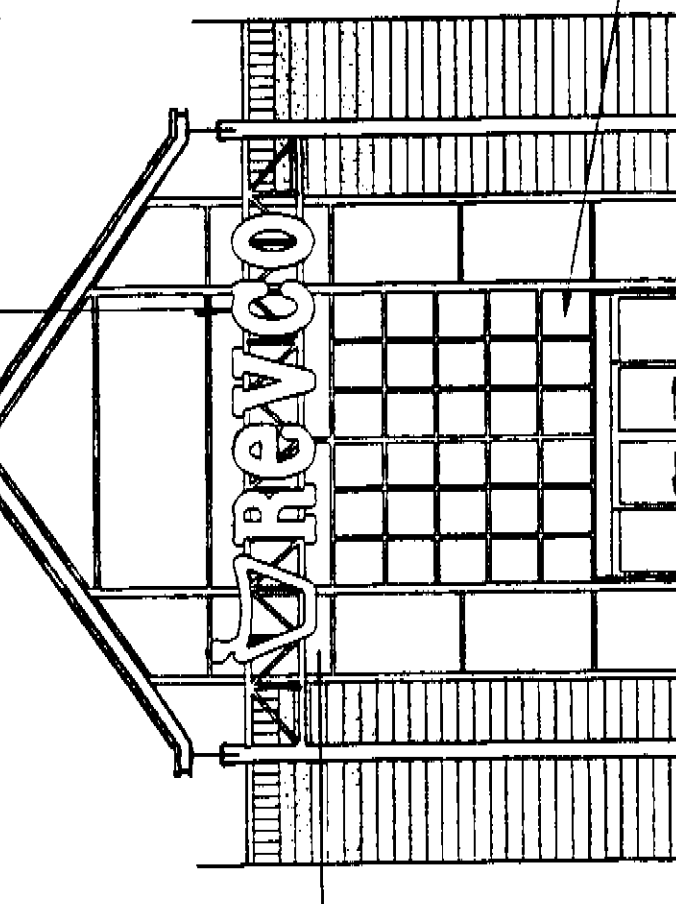
ITEM # 136

MICROFILMED AT TO ACCOMPANY PETITION FOR VARIANCES

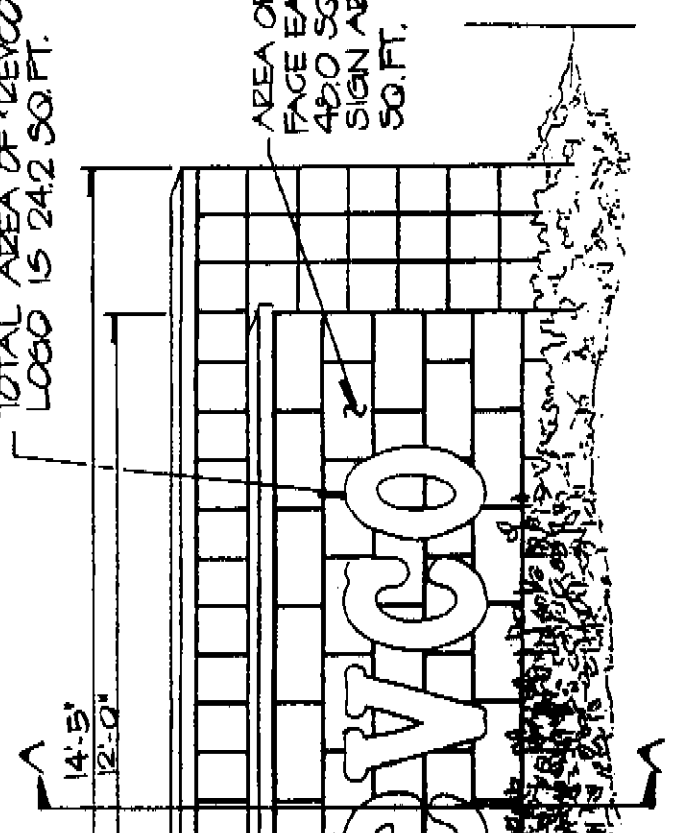
DP-1

H.G.F. IN C.

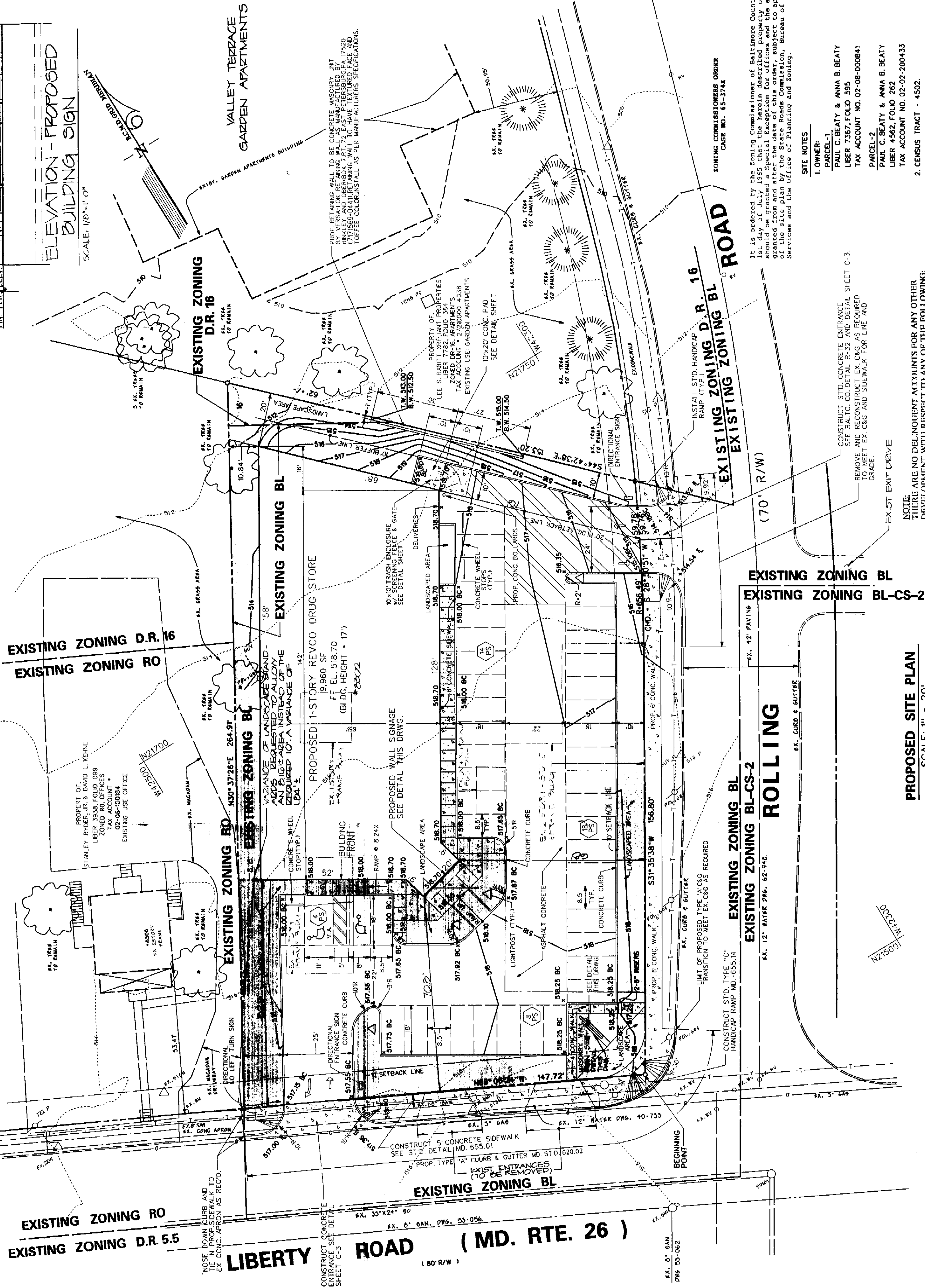
SIGN BY REVCO - 3' HIGH, LETTERS 1/32" SE
TOTAL FACE AREA - 1,022 SQ. FT. NEON
ILLUMINATED LETTERS TO BE PAINTED
ALONG WITH SIGN AREA - 2,322 SQ. FT.
(4X BUILDING LENGTH OF WALL - 2233')



ELEVATION - PROPOSED BUILDING SIGN
SCALE: 1/8" = 1'-0"



ELEVATION PROPOSED MASONRY WALL SIGN
SCALE: 3/8" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1" = 20'

It is ordered by the Zoning Commission of Baltimore County that the Special Exception for the proposed development be granted from and after the date of this order, subject to approval of the Department of Public Works, Bureau of Public Services and the Office of Planning and Zoning.

SITE NOTES

1. OWNER:
 - PARCEL-1
PAUL C. BEATY & ANNA B. BEATY
LIBER 7387 FOLIO 595
TAX ACCOUNT NO. 02-08-000841
 - PARCEL-2
PAUL C. BEATY & ANNA B. BEATY
LIBER 4562 FOLIO 262
TAX ACCOUNT NO. 02-02-200433
2. CENSUS TRACT - 4502.
3. ELECTION DISTRICT NUMBER-2.
4. CONGRESSIONAL DISTRICT NUMBER-2.
5. WATERSHED - 31
6. SUBWERSHED - C4
7. ZONING - NS 11-1920

NOTE:
THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING:
THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR ANY PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

SYMBOL	DESCRIPTION	RECORDS	COMMENTS
LN8	CONCRETE CURB AND GUTTER	NO	NO
LN9	CONCRETE CURB AND GUTTER	NO	NO
LN10	CONCRETE CURB AND GUTTER	NO	NO
LN11	CONCRETE CURB AND GUTTER	NO	NO
LN12	CONCRETE CURB AND GUTTER	NO	NO
LN13	CONCRETE CURB AND GUTTER	NO	NO
LN14	CONCRETE CURB AND GUTTER	NO	NO
LN15	CONCRETE CURB AND GUTTER	NO	NO
LN16	CONCRETE CURB AND GUTTER	NO	NO
LN17	CONCRETE CURB AND GUTTER	NO	NO
LN18	CONCRETE CURB AND GUTTER	NO	NO
LN19	CONCRETE CURB AND GUTTER	NO	NO
LN20	CONCRETE CURB AND GUTTER	NO	NO
LN21	CONCRETE CURB AND GUTTER	NO	NO
LN22	CONCRETE CURB AND GUTTER	NO	NO
LN23	CONCRETE CURB AND GUTTER	NO	NO
LN24	CONCRETE CURB AND GUTTER	NO	NO
LN25	CONCRETE CURB AND GUTTER	NO	NO
LN26	CONCRETE CURB AND GUTTER	NO	NO
LN27	CONCRETE CURB AND GUTTER	NO	NO
LN28	CONCRETE CURB AND GUTTER	NO	NO
LN29	CONCRETE CURB AND GUTTER	NO	NO
LN30	CONCRETE CURB AND GUTTER	NO	NO
LN31	CONCRETE CURB AND GUTTER	NO	NO
LN32	CONCRETE CURB AND GUTTER	NO	NO
LN33	CONCRETE CURB AND GUTTER	NO	NO
LN34	CONCRETE CURB AND GUTTER	NO	NO
LN35	CONCRETE CURB AND GUTTER	NO	NO
LN36	CONCRETE CURB AND GUTTER	NO	NO
LN37	CONCRETE CURB AND GUTTER	NO	NO
LN38	CONCRETE CURB AND GUTTER	NO	NO
LN39	CONCRETE CURB AND GUTTER	NO	NO
LN40	CONCRETE CURB AND GUTTER	NO	NO
LN41	CONCRETE CURB AND GUTTER	NO	NO
LN42	CONCRETE CURB AND GUTTER	NO	NO
LN43	CONCRETE CURB AND GUTTER	NO	NO
LN44	CONCRETE CURB AND GUTTER	NO	NO
LN45	CONCRETE CURB AND GUTTER	NO	NO
LN46	CONCRETE CURB AND GUTTER	NO	NO
LN47	CONCRETE CURB AND GUTTER	NO	NO
LN48	CONCRETE CURB AND GUTTER	NO	NO
LN49	CONCRETE CURB AND GUTTER	NO	NO
LN50	CONCRETE CURB AND GUTTER	NO	NO
LN51	CONCRETE CURB AND GUTTER	NO	NO
LN52	CONCRETE CURB AND GUTTER	NO	NO
LN53	CONCRETE CURB AND GUTTER	NO	NO
LN54	CONCRETE CURB AND GUTTER	NO	NO
LN55	CONCRETE CURB AND GUTTER	NO	NO
LN56	CONCRETE CURB AND GUTTER	NO	NO
LN57	CONCRETE CURB AND GUTTER	NO	NO
LN58	CONCRETE CURB AND GUTTER	NO	NO
LN59	CONCRETE CURB AND GUTTER	NO	NO
LN60	CONCRETE CURB AND GUTTER	NO	NO
LN61	CONCRETE CURB AND GUTTER	NO	NO
LN62	CONCRETE CURB AND GUTTER	NO	NO
LN63	CONCRETE CURB AND GUTTER	NO	NO
LN64	CONCRETE CURB AND GUTTER	NO	NO
LN65	CONCRETE CURB AND GUTTER	NO	NO
LN66	CONCRETE CURB AND GUTTER	NO	NO
LN67	CONCRETE CURB AND GUTTER	NO	NO
LN68	CONCRETE CURB AND GUTTER	NO	NO
LN69	CONCRETE CURB AND GUTTER	NO	NO
LN70	CONCRETE CURB AND GUTTER	NO	NO
LN71	CONCRETE CURB AND GUTTER	NO	NO
LN72	CONCRETE CURB AND GUTTER	NO	NO
LN73	CONCRETE CURB AND GUTTER	NO	NO
LN74	CONCRETE CURB AND GUTTER	NO	NO
LN75	CONCRETE CURB AND GUTTER	NO	NO
LN76	CONCRETE CURB AND GUTTER	NO	NO
LN77	CONCRETE CURB AND GUTTER	NO	NO
LN78	CONCRETE CURB AND GUTTER	NO	NO
LN79	CONCRETE CURB AND GUTTER	NO	NO
LN80	CONCRETE CURB AND GUTTER	NO	NO
LN81	CONCRETE CURB AND GUTTER	NO	NO
LN82	CONCRETE CURB AND GUTTER	NO	NO
LN83	CONCRETE CURB AND GUTTER	NO	NO
LN84	CONCRETE CURB AND GUTTER	NO	NO
LN85	CONCRETE CURB AND GUTTER	NO	NO
LN86	CONCRETE CURB AND GUTTER	NO	NO
LN87	CONCRETE CURB AND GUTTER	NO	NO
LN88	CONCRETE CURB AND GUTTER	NO	NO
LN89	CONCRETE CURB AND GUTTER	NO	NO
LN90	CONCRETE CURB AND GUTTER	NO	NO
LN91	CONCRETE CURB AND GUTTER	NO	NO
LN92	CONCRETE CURB AND GUTTER	NO	NO
LN93	CONCRETE CURB AND GUTTER	NO	NO
LN94	CONCRETE CURB AND GUTTER	NO	NO
LN95	CONCRETE CURB AND GUTTER	NO	NO
LN96	CONCRETE CURB AND GUTTER	NO	NO
LN97	CONCRETE CURB AND GUTTER	NO	NO
LN98	CONCRETE CURB AND GUTTER	NO	NO
LN99	CONCRETE CURB AND GUTTER	NO	NO
LN100	CONCRETE CURB AND GUTTER	NO	NO